

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, JANUARY 8, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Moyer.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, City Engineer, City Clerk

City Controller Holly Keyser provided details on the quarterly financials. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to approve the agenda as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Smith and seconded by Comm. Abbs to approve the Consent Agenda of January 8, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the December 18, 2024 work session as presented.

APPROVE the minutes from the December 18, 2024 regular meeting as presented.

B. Pay Bills

AUTHORIZE the payment of the City bills in the amount of \$1,740,345.46 as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Engineer Barry Cox provided details on the bids related to the St. Joseph Street reconstruction project. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the bid from Parrish Excavating, Inc. for the St. Joseph Street Reconstruction project in the amount of two million, two hundred two thousand, two hundred and thirty-seven dollars (\$2,202,237.00) and authorize the City Manager to sign contract documents on behalf of the City.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Proposal for Professional Services with Fishbeck, Inc. for construction phase services on the St. Joseph Street Reconstruction Project in the amount of two hundred ninety-five thousand, seven hundred dollars (\$295,700.00), as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve a contingency budget of two hundred and twenty thousand dollars (\$220,000.00) for the St. Joseph Street Reconstruction Project

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Miller and seconded by Comm. Mullins to go into Closed Session to discuss the potential purchase of property.

Voting yea: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Bir, Perez

Voting nay: None

MOTION CARRIED

Meeting recessed at 6:45 p.m.

Meeting reconvened at 6:55 p.m.

Moved by Comm. Miller and seconded by Comm. Smith to approve the land lease agreement with Hibbard farms as presented and grant the City Manager and City Attorney the ability to refine certain provisions.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

The meeting was adjourned at 6:57 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, JANUARY 22, 2025
WIESLOCH RAUM – CITY HALL**

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Moyer.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, City Engineer, Facilities Manager, Community Development Director, City Clerk

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented with the addition of 10F.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of January 22, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the January 8, 2025 regular meeting as presented.

B. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$1,557,233.49 as presented.

C. Match on Main Participation

- APPROVE participation in the Match on Main program for 2025.

D. Board Resignations

- ACCEPT the resignations of Cathi Abbs, Paul Martin, and Liz Whitehead from the Sturges-Young Center of the Arts Board and SEND letters of recognition for their service.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Engineer Barry Cox provided information on setting the Public Hearing for Jerolene Street sidewalk assessments. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to set a Public Hearing of Assessment for the E. Jerolene Street New Sidewalk Assessment District #2020-02 for the February 26, 2025 City Commission meeting.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to set a Public Hearing of Assessment for the E. Jerolene Street Sidewalk Repair Assessment District #2020-03 for the February 26, 2025 City Commission meeting.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Engineer Barry Cox provided information on a request to vacate a portion of North Fourth Street. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the resolution to vacate a portion of N. Fourth Street, as presented and set a public hearing for the February 26, 2025 City Commission meeting.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Engineer Barry Cox provided information on the bids received for replacement of lead service lines on Clay and Park streets. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the bid from Parrish Excavating, Inc. for the N. Clay & N. Park Street Lead Service Line Replacement Project in the amount of three hundred and forty-nine thousand, nine hundred and twenty-three dollars (\$349,923.00) and authorize the City Manager to sign contract documents on behalf of the City.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Proposal for Professional Services with Fishbeck, Inc. for construction phase services on the N. Clay and N. Park Street Lead Service Line Replacement Project in the amount of sixty thousand, five hundred and sixty-four dollars (\$60,564.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve a contingency budget for the N. Clay and N. Park Street Lead Service Line Replacement Project in the amount of thirty-five thousand dollars (\$35,000.00).

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Community Development Director Will Prichard necessary easements related to the solar project on South Centerville Road. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the utility and access document with GB Landco, LLC for parcel 052-777-450-00 and 052-777-451-00 as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the utility and access easement document with Electric City Holdings, LLC for parcel 052-777-452-00 as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the termination and release of easement dated April 3, 1966 found at Liber 322, pages 497-499 on record at the St. Joseph County Register of Deeds as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Clerk/Treasurer Kenneth Rhodes provided information on the recommendation of the Elected Officials Compensation Commission who recommended a 2.5% annual increase since the last adjustment in 2013. Discussion followed.

Moved by Comm. Mullins and seconded by Comm. Smith to reject the determination of the Elected Officials Compensation Commission.

Voting yea: Mullins

Voting nay: Eight

MOTION DEFEATED

Facilities Manager Dan Root explained that the boiler, which was scheduled for replacement in the Spring, has completely failed. Contact was made with Trane, the existing equipment provider, and Fawn River Mechanical for immediate solutions. Fawn River Mechanical was able to quote a replacement which could be installed within a week and for an amount much lower than the budgeted amount.

Moved by Comm. Miller and seconded by Comm. Smith to approve the emergency purchase and installation of a boiler unit for the Sturges-Young Center for the Arts from Fawn River Mechanical as presented and authorize City Staff to purchase a second unit at the quoted price.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

The meeting was adjourned at 6:57 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, FEBRUARY 12, 2025
WIESLOCH RAUM – CITY HALL**

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Moyer.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, City Engineer, Facilities Manager, Community Development Director, City Clerk

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of February 12, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the January 22, 2025 regular meeting as presented.

B. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$2,593,394.37 as presented.

C. Board Resignation

- ACCEPT the resignation of Pete Stage from the Sturgis Planning Commission and SEND a letter of recognition for his service.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Community Development Director Will Prichard provided details on the reformatting of the Zoning Ordinance. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to consider this the first reading of amendments to the Zoning Ordinance as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the proposed battery storage project, how it would be utilized, and the associated agreements. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the ESS Discharge Rights Agreement with Electric City ESS LLC as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Interconnection Agreement with Electric City ESS LLC as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the City's renewable energy plan. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the PA 235 Renewable Energy Plan as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the bids received related to the Stateline Substation. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the purchase of the control house and relay panels from Panel Built in the amount of five hundred forty-six thousand eight hundred dollars (\$546,800.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the purchase of two 15kV breakers from Verhill Associates in the amount of ninety-two thousand seven hundred three dollars and seventy-eight cents (\$92,703.78).

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the new legislation related to the State of Michigan energy assistance program which would require the City to either opt-in to the State's program or opt-out and create their own program which will collect \$1.25 per meter per month to be used for energy assistance. Discussion followed.

Moved by Comm. Mullins and seconded by Comm. Smith to approve opting in to Michigan energy assistance program (PA 169 of 2024) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

DPS Director Tom Sikorski provided details on the rehabilitation of the Michigan Ave Pump Station. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve Change Order No. 2 with F&V Construction for pumping system and control panel equipment in the amount of one hundred and sixty-six thousand, seven hundred and thirty dollars (\$166,730.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

DPS Director Tom Sikorski provided details on the bids received for a new zero-turn mower. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Moyer to approve the purchase of an Exmark 144 wide area zero-turn mower from Steensma Lawn and Power Equipment in the amount of sixty-seven thousand, four hundred ninety-four dollars (\$67,494.00), as presented.

Voting yea: Seven

Voting nay: Bir, Smith

MOTION CARRIED

DPS Director Tom Sikorski provided details on the vehicle replacements as part of the Enterprise Fleet Management program. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the replacement of three vehicles via lease and disposal with Enterprise Fleet Management as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

DPS Director Tom Sikorski provided details on the ALP Update for Kirsch Municipal Airport and the associated agreements. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Michigan Department of Transportation Bipartisan Infrastructure Law Agreement Number 2024-0847 with MDOT Aeronautics as presented and authorize Airport Manager Tom Sikorski to sign all necessary documents.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve Amendment #1 to the contract with Mead and Hunt for the ALP Update at Kirsch Municipal Airport in the amount of three hundred and eleven thousand, two hundred and eighty-five dollars and sixty-six cents (\$311,285.66) as presented and authorize City Manager Andrew Kuk to sign all necessary documents.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Clerk/Treasurer Kenneth Rhodes provided information on applications received for City board vacancies. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to appoint Amy Hackman to the Cemetery Board.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to appoint Aaron Miller to the EDC/BRA Boards.

Voting yea: Eight

Voting nay: None

Abstain: Miller

MOTION CARRIED

Moved by Comm. Miller and seconded by Comm. Smith to appoint Bennett Ahrens, Elizabeth Denman, and Mary Franks to the SYCA Board.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

The meeting was adjourned at 6:57 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, FEBRUARY 26, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Miller.

Commissioners present: Mullins, Boring, Smith, Harrington, Abbs, Miller, Mayor Perez

Commissioners absent: Moyer, Vice-Mayor Bir

Also present: City Attorney, City Manager, City Controller, City Engineer, Public Safety Director, Community Development Director, Deputy Fire Chief, City Clerk

Barry Cox, 1421 S. Merribe, provided information on properties that have been vacant for an extended period of time and inquired on the best way to deal with these. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of February 26, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the February 12, 2025 regular meeting as presented.

B. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$1,845,294.54 as presented.

C. Zoning Ordinance Amendments Second Reading

- CONSIDER this the second reading of and APPROVE the Zoning Ordinance Amendments effective March 20, 2025 as presented.

AMENDMENTS TO ZONING ORDINANCE

An ordinance to amend Appendix A of the Zoning Ordinance of the City of Sturgis to provide for the modification of Articles I through XV for the purpose of updates, amendments, and compliance with updated laws and standards within certain districts in the City and an effective date of this Ordinance. WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to amend, modify and update the Zoning Ordinance for the City;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Appendix A of the Zoning Ordinance of the City of Sturgis, Article I through Article XV is hereby modified to provide as follows effective as of March 20, 2025.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

City Engineer Barry Cox provided information on the new and repaired sidewalk project on East Jerolene Street.

Mayor Perez opened the Public Hearing for Assessment District #2020-02: E. Jerolene New Sidewalk

Mr. Cox provided details on the completed work and calculations related to the sidewalk assessments.

The City Commission had related questions.

There were no comments from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Harrington and seconded by Comm. Smith to approve Special Assessment Roll #2020-02 as presented.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve Special Assessment Roll #2020-02 costs be spread over five (5) years with an interest rate of five percent (5%) charged on the remaining balance on an annual basis.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

Mayor Perez opened the Public Hearing for Assessment District #2020-03: E. Jerolene Sidewalk Repair.

Mr. Cox provided details on the completed work and calculations related to the sidewalk assessments.

The City Commission had related questions.

There were no comments from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Harrington and seconded by Comm. Smith to approve Special Assessment Roll #2020-03 as presented.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve Special Assessment Roll #2020-03 costs be spread over five (5) years with an interest rate of five percent (5%) charged on the remaining balance on an annual basis.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

Mayor Perez opened the Public Hearing for the Vacation of North Fourth Street.

City Engineer Barry Cox provided information about end of North Fourth Street, which is current gravel and is situated between two properties. The addition of a fence of one property was inadvertently placed within the right-of-way. After a discussion with the adjacent homeowners and City Staff, it was determined that vacation of ten feet of the right-of-way would solve the situation.

The City Commission had discussion.

There were no comments from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Harrington and seconded by Comm. Smith to adopt the Second Resolution Vacating Street as presented.

Voting yea: Seven

Voting nay: None

Absent: Moyer, Bir

MOTION CARRIED

SECOND RESOLUTION VACATING STREET

WHEREAS, the City Commission of the City of Sturgis, County of St. Joseph and State of Michigan, the same being the legislative body of the said City of Sturgis, deems it advisable and in the best interests of the City of Sturgis that a portion of N. Fourth Street between East Main Street and the south line of the plat of Green Lawn now situate and being within the City of Sturgis be vacated, subject to the reservation of an easement for utilities, said portion of street being described as follows, to-wit: Beginning at the Northeast corner of Lot 36, plat of Green Lawn to the City of Sturgis in Liber 1 of Plats on Page 53, according to the plat of record in the Office of the Register of Deeds for St. Joseph County, Michigan located in the Northeast Quarter of Section 1, Town 8 South, Range 10 West; thence running Northeasterly along the South right of way line of East Main Street extended to a point 10 feet northeasterly of the point of beginning, thence southerly parallel to the east line of Lot 36 to the south line of said plat, thence southwesterly along the south line of said plat to a point where the east line of Lot 36 extended south intersects the south line of said plat, thence northerly along the east line of Lot 36 extended and the east line of Lot 36 to the point of beginning.

WHEREAS, it being advisable to vacate and abandon the said described property, due notice was published in the Sturgis Journal, a newspaper published and circulated in the City of Sturgis, County of St. Joseph, State of Michigan, as required by law, notifying the public and all interested persons that the City Commission would meet and be in session on Wednesday, February 26, 2025, at 6:00 p.m. in the Wiesloch Raum of Sturgis City Hall to hear and consider objections thereto; and

WHEREAS, no one appeared at said meeting to object to the proposed vacation and abandonment and no objections having been filed with the City Clerk:

NOW, THEREFORE, BE IT RESOLVED, subject to the City of Sturgis reserving easements on said property for the purposes of constructing, repairing, substituting, removing enlarging, replacing and maintaining utilities that the above described portion of street be hereby vacated, abolished, abandoned and discontinued; and

BE IT FURTHER RESOLVED, that within thirty (30) days from this date, the City Clerk shall forward a certified copy of this resolution to the Michigan Department of Energy, Labor and Economic Growth, and also a certified copy of this resolution to the Register of Deeds of the County of St. Joseph, State of Michigan, for recording, and that a proper record of this vacation and abandonment be entered into the Book of Plats of the City of Sturgis.

City Controller Holly Keyser provided information on the responses received for RFQ for Financial Services. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to approve MFCI as Municipal Advisor for the City of Sturgis and authorize the City Controller to sign all necessary documents.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

City Controller Holly Keyser provided information on the Notice of Intent Resolution Capital Improvement Bonds

Moved by Comm. Abbs and seconded by Comm. Smith to adopt the Notice of Intent Resolution for Capital Improvement Bonds as presented.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

NOTICE OF INTENT RESOLUTION CAPITAL IMPROVEMENT BONDS

WHEREAS, the City of Sturgis, County of St. Joseph, State of Michigan (the “City”) intends to issue general obligation limited tax bonds (the “Bonds”) pursuant to Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), in one or more series, in an aggregate principal amount of not to exceed Three Million, Two Hundred Thousand Dollars (\$3,200,000), for the purpose of paying the costs of improving, replacing and reconstructing water main, streets, and sidewalks in the City, including St. Joseph Street, N. Clay Street and N. Park Street, together with necessary rights-of-way and related infrastructure improvements and all appurtenances and attachments thereto (the “Project”); and

WHEREAS, a notice of intent to issue the Bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is authorized and directed to publish a notice of intent to issue bonds in a newspaper of general circulation in the City.

2. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. The City Commission does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is the method best calculated to give notice to the City’s electors and taxpayers residing in the boundaries of the City of the City’s intent to issue the Bonds, the maximum amount of the Bonds, the purpose of the Bonds, the source of payment for the Bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City may incur expenditures for the Project prior to receipt of proceeds of the Bonds and may advance moneys for that purpose from funds available to the City, to be reimbursed from proceeds of the Bonds when available. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from funds of the City subsequent to sixty (60) days prior to today.
- (b) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$3,200,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Public Safety Director Ryan Banaszak provided information on the department's capital budget, upcoming facility improvements, the condition of the building, current and future facility needs, and the concept of a new facility. Discussion followed.

City Clerk/Treasurer Kenneth Rhodes explained that the SYCA Board has recommended Karel Gundlach for the last vacancy on the Board, after a review of the submitted applications. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to appoint Karel Gundlach to the Sturges-Young Center for the Arts Board.

Voting yea: Seven Voting nay: None Absent: Moyer, Bir MOTION CARRIED

City Manager Andrew Kuk provided information on anticipated upcoming City Staff retirements and potential overlap with a replacement hire. It was explained that vacancies for key positions will be advertised early to ensure that enough time is allowed for qualified candidates. This will require the City to be prepared to make an offer several months prior to the retirement date if that becomes necessary. Regardless, a period of overlap will be critical to allow for training and to pass on institutional knowledge. The City Commission discussed options related to key personnel hiring.

The meeting was adjourned at 6:57 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, MARCH 12, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Moyer.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, City Engineer, Wastewater Superintendent, SYCA Director, City Clerk

City Manager Andrew Kuk provided information on the City's current recycling program and the upcoming end of the contract. Discussion followed.

Kenneth DeBusk, explained that he had concerns about stopping at Stop signs.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented with the addition of item 10D related to sidewalks.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of March 12, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the February 26, 2025 regular meeting as presented.

B. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$1,645,777.13 as presented.

C. Easements

- APPROVE the easement with Sturgis Hospital, Inc. for underground fiber installation and access as presented and AUTHORIZE Mayor Frank Perez and the City Clerk to sign all necessary documents.

D. Sturgis Neighborhood Program Community Clean-up Days

- APPROVE the Sturgis Neighborhood Program Community Clean-up Days on May 3, 2025 and October 11, 2025 as presented..

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Manager Andrew Kuk provided details on the 2025 DDA Downtown Events Requests. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the 2025 DDA Downtown Events Requests as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Wastewater Superintendent Brandon Schrader provided details on the bids for the blower room replacement. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the bid from CT Electrical Services, Inc. for the Blower Room MCC Replacement in the amount of thirty-three thousand, one hundred fifty dollars (\$33,150.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve a ten percent (10%) contingency for the project in the amount of three thousand three hundred fifteen dollars (\$3,315.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

SYCA Director Jamie Eymer provided information on the agreement extension with the ISD for kitchen space. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the license agreement between the St. Joseph County Intermediate School District and City of Sturgis for use of the kitchen and instructional space at the Sturges-Young Center for the Arts for the 2025-2026 school year as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Engineer Barry Cox provided information on the necessary public hearings for sidewalk construction along St. Joseph Street. Discussion followed.

Moved by Comm. Mullins and seconded by Comm. Smith to set a Public Hearing of Necessity for sidewalk repair on April 9, 2025 at 6:00 pm in the Wiesloch Raum of City Hall, 130 N. Nottawa Street and set a Public Hearing of Necessity for new sidewalk construction on April 9, 2025 at 6:00 pm in the Wiesloch Raum of City Hall, 130 N. Nottawa Street.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

The meeting was adjourned at 6:47 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, MARCH 26, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Moyer.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, City Engineer, Community Development Director, Public Safety Director, Deputy Fire Chief, City Clerk

Moved by Comm. Harrington and seconded by Comm. Smith to go into Closed Session to discuss a written attorney opinion and to consider material exempt from discussion or disclosure by state or federal statute.

Voting yea: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Bir, Perez

Voting nay: None

MOTION CARRIED

Meeting recessed at 6:05 p.m.

Meeting reconvened at 6:32 p.m.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of March 26, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the March 12, 2025 regular meeting as presented.

B. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$1,974,366.58 as presented.

C. Trinity Lutheran Church Cross Walk

- APPROVE the requests for the 2025 Trinity Lutheran Church Cross Walk as presented.

D. N. Park St. Traffic Control Order #2025-01

- APPROVE Traffic Control Order #2025-1 as presented.

E. St. Joseph St. Traffic Control Order #2025-02

- APPROVE Traffic Control Order #2025-02 as presented.

F. St. Joseph St. Traffic Control Order #2025-03

- APPROVE Traffic Control Order #2025-03 as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Community Development Director Will Prichard provided information on proposed changes to the Zoning Map. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to consider this the first reading of an amendment to the Zoning Code, Article III pertaining to the zoning map as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Community Development Director Will Prichard provided information on two topics were discussed by the City Commission for future consideration including the requirement for the color of roofing materials to match between principal and accessory structures and regulations concerning driveway and parking area surfaces. Discussion followed.

The City Commission had consensus to direct the Planning Commission to review each of these issues and recommend option number 2 on both issues.

City Engineer Barry Cox provided information on the bids received related to a water reliability study. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Water Reliability Study proposal from Prein & Newhof in the amount of eleven thousand, eight hundred dollars (\$11,800.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Engineer Barry Cox provided information on the North Franks Reconstruction project and the excess expenses. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve supplemental contingency budget of twenty thousand dollars (\$20,000.00) for the N. Franks Avenue Reconstruction Project.

Voting yea: Eight

Voting nay: Smith

MOTION CARRIED

Deputy Fire Chief Andy Strudwick provided information on the condition of the warning siren at the Fire Department location and the cost of replacement. He also explained that the two working sirens on the north and south sides of the City can cover the downtown area, so not replacing the department siren is an option. Discussion followed.

Moved by Comm. Bir and seconded by Comm. Smith to approve a bid waiver for and the purchase of the Federal Signal Siren from West Shore Services in the amount of twenty-nine thousand two hundred dollars (\$29,200.00) as presented.

Voting yea: Moyer, Smith, Abbs, Bir, Perez

Voting nay: Mullins, Boring, Harrington, Miller

MOTION CARRIED

Deputy Fire Chief Andy Strudwick provided information on the bids received related to the Fire Department exhaust system. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the purchase of the Plymovent Exhaust System from Hastings Air Energy Control, Inc. in the amount of seventy-seven thousand, five hundred and thirty-one dollars (\$77,531.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Controller Holly Keyser, along with bond counsel and financial advisor, provided detailed information on the Bond Authorizing Resolution for the issuance of Capital Improvement Bonds for the street, sidewalk, water main and other infrastructure improvements to St. Joseph, N. Clay, and N. Park. The resolution authorizes the City to issue bonds not to exceed 3.2 million dollars. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Bond Authorizing Resolution as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

The meeting was adjourned at 8:50 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

WORK SESSION - STURGIS CITY COMMISSION
WEDNESDAY, APRIL 9, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 5:00 p.m.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Manager, City Controller, Director of Public Services, City Clerk

Director of Public Services Tom Sikorski provided details on the current operation at the City's compost site. There was discussion regarding the volume of materials, hours of operation, materials left at the site that are not allowed, fees for use, contractor access, and other issues.

City Staff will review the operation and bring possible revisions to the policy and operation back to the City Commission.

The meeting was adjourned at 6:00 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, APRIL 9, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Moyer.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Assistant City Engineer, Public Services Director, Electric Department Superintendent, City Clerk

The following proclamation was presented:

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and;

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and;

WHEREAS, Arbor Day is now observed throughout the nation and the world, and;


WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and;

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and;

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and;

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE BE IT RESOLVED, as Mayor of the City of Sturgis I do hereby proclaim April 25th 2025, as

 **Arbor Day**

In the City of Sturgis and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands,

AND FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

The following proclamation was presented:

FAIR HOUSING MONTH

WHEREAS, The Fair Housing Act was enacted on April 11, 1968 and enshrined into federal law the goal of eliminating racial segregation and ending housing discrimination in the United States; and

WHEREAS, The Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and

WHEREAS, the Fair Housing Act seeks to provide equal housing opportunities, to affirmatively further housing choices, to eliminate legal barriers to equal housing and to emphasize equal housing as a fundamental human right for all; and

WHEREAS, individuals in Sturgis have the right to choose where to live without discrimination based on race, color, religion, age, sex, disability, gender identity, familial status or national origin; and

WHEREAS, the City of Sturgis fully supports the intent and purpose of the Federal Fair Housing Act and looks to promote and further policies and practices in order to achieve the goal of ending housing discrimination.

NOW THEREFORE BE IT RESOLVED that the City Commission of the City of Sturgis does hereby declare the month of April 2025 as “Fair Housing Month” in Sturgis.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of April 9, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the March 26, 2025 regular meeting as presented.

B. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$ 1,888,193.50 as presented.

C. St. Joseph St. Traffic Control Orders 2025-04 and 2025-05

- APPROVE Traffic Control Orders 2025-04 and 2025-05 as presented.

D. Second June Meeting Date Change

- APPROVE moving the Wednesday, June 25, 2025 Commission meeting to Monday, June 23, 2025 at 6:00pm as presented.

E. Zoning District Changes Second Reading

- CONSIDER this the second reading of and APPROVE an amendment to the Zoning Code, Article III pertaining to the zoning map as presented effective May 1, 2025

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Mayor Perez opened the Public Hearing for consideration of an IFEC for Sturgis Molded Products.

City Clerk/Treasurer Kenneth Rhodes provided information on IFECs and the application of SMP.

Alex Weishar, SMP CFO, provided information on the expansion and the activities of the company.

The City Commission thanked SMP for their investment in the City.

There were no comments from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Miller to adopt the Resolution approving an Industrial Facilities Exemption Certificate for Sturgis Molded Products Company as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

RESOLUTION

WHEREAS, Sturgis Molded Products Company in conformity with Act 198 of the Public Acts of 1974, as amended (Act 198) has submitted an application providing all information and requirements necessary for granting of an Industrial Facilities Exemption Certificate by the City of Sturgis, County of St. Joseph, State of Michigan Sturgis Molded Products Company, and

WHEREAS, on September 14, 1983, the City Commission established the Industrial Development District for the industrial property of Sturgis Molded Products Company and

WHEREAS, the Sturgis City Assessor, and representatives of all affected taxing units were notified by certified mail of the time and place of the hearing on the application, and

WHEREAS, a hearing was held by the Sturgis City Commission providing the Assessor, and representatives of all affected taxing units the opportunity to be heard as required by the statute, and

WHEREAS, comments on granting of the Industrial Facilities Exemption Certificate have been heard and considered, and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the (governmental unit), after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

WHEREAS, it is hereby found and determined by the Sturgis City Commission that the granting of this Industrial Facilities Exemption Certificate, considered together with the aggregate amount of the Industrial Facilities Exemption Certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the City of Sturgis, or of impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Sturgis, and

WHEREAS, the Sturgis City Commission, under Section 16 (1) of Act 198, of the P.A. of 1974 and Act No. 255 of the Public Acts of 1978, as amended, has determined that the length of the Industrial Facilities Exemption Certificate shall remain in force and effect for a period of 12 years.

NOW, THEREFORE BE IT RESOLVED, that the Sturgis City Commission does hereby approve the application of Sturgis Molded Products Company for an "Industrial Facilities Exemption Certificate".

Mayor Perez opened the Public Hearing for consideration of Special Assessment District #2025-01 for the 2025 New Sidewalk Program.

Assistant Engineer Brock Granger provided details on the project to reconstruct St. Joseph Street and the properties impacted. It was explained that new sidewalk would be installed where it was missing and that owners would pay fifty percent of the cost of the installation after completion of the project.

James Hennie, 207 St. Joseph Street, explained that he didn't believe he should have to pay anything for the sidewalk. It was explained that the fifty percent split between homeowner and the City has been part of the City's sidewalk policy for many years due to the benefit to both parties.

Mayor Perez closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Smith to approve Special Assessment District #2025-01 for the 2025 New Sidewalk Program as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Mayor Perez opened the Public Hearing for consideration of Special Assessment District #2025-02 for the St. Joseph Street Sidewalk Repair Program.

Assistant Engineer Brock Granger provided details on the project to reconstruct St. Joseph Street and the properties impacted. It was explained that new sidewalk would be installed where it was missing and that owners would pay fifty percent of the cost of the installation after completion of the project.

There was no comment from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Harrington and seconded by Comm. Smith to approve Special Assessment District #2025-02 for the St. Joseph Street Sidewalk Repair Program as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the bids received related to design activities related to a new Electric Utilities Building Project. Discussion followed regarding the recommendation of Ghafari and their qualifications.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the selection of Ghafari Associates as the design firm for the Electric Utilities Building Project as presented and approve a budget not-to-exceed one hundred fifteen thousand dollars (\$115,000.00) for schematic design and cost estimate work, including topographic design survey and geotechnical investigation and authorize City Manager Andrew Kuk to sign all necessary documents.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

DPS Director Tom Sikorski provided information on the project for rehabilitation of the entrance road and parking lot. The entrance road and parking lot serve airport terminal building and primary access to the terminal apron for fuel deliveries. Details were provided on the contracts with MDOT and the engineer and the payment structure. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve a grant contract with the Michigan Department of Transportation for engineering services as presented for thirty-nine thousand, one hundred and ninety-nine dollars (\$39,199.00) with a City match amount of one thousand, nine hundred-sixty dollars (\$1,960.00) and authorize Airport Manager Thomas Sikorski to sign all necessary documents.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve a contract with Mead and Hunt for engineering services as presented in the amount of thirty-nine thousand, one hundred ninety-nine dollars (\$39,199.00).

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Manager Andrew Kuk explained that the Sturgis Neighborhood Program (SNP) recently reached out regarding the purchase of City lots to continue their new construction build program with the Intermediate School District (ISD) Career Technical Education (CTE) Building Trades program. SNP identified three lots that they had interest in: City subdivision lots 25 and 26 located on Flanders St. and 604 N. Prospect St. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Option Agreement with the Sturgis Neighborhood Program for vacant City lots as presented and authorize City Manager Andrew Kuk to sign all necessary documents.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Controller Holly Keyser provided details on budget amendments for the current fiscal year. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Mullins to approve the Budget Amendments for Fiscal Year 2024-2025 as presented.

Voting yea: Six

Voting nay: Bir, Smith, Perez

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the recent storm, mutual aid, outages, and related issues. The City Commission commended the Electric Department and other City departments that provided excellent response to the storm.

Comm. Moyer explained that he will soon be moving out of the 2nd Precinct and his last meeting will be on April 23rd. The vacancy will be advertised and applications will be due in May.

The meeting was adjourned at 7:15 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, APRIL 23, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Moyer.

Commissioners present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Public Services Director, Deputy Fire Chief, City Clerk

City Controller Holly Keyser provided information on the quarterly financials ended March 31, 2025. Discussion followed.

Max Coon, Constantine Township Trustee, explained that he will be running for State Representative.

Sally May, 608 Laurel, expressed concerns about parking on her street. Discussion followed.

Dray Perkins, 206 Pleasant, expressed concerns on student pedestrian safety on Griffith and Hatch Streets. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of April 23, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the April 9, 2025 work session as presented.

- APPROVE the minutes from the April 9, 2025 regular meeting as presented.

2. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$1,836,748.98 as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Deputy Fire Chief Andy Strudwick provided information on a grant that would be used for a training mannequin. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve a Budget Amendment to Ambulance Fund Revenue and Expense in the amount of twenty thousand forty-four dollars and sixty-eight cents (\$20,044.68) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

DPS Director Tom Sikorski provided information on a used utility trailer that would be utilized to transport the mini excavator. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the purchase of a 2017 20-ton Talbert Trailer from James Ware Construction in the amount of thirteen thousand five hundred dollars (\$13,500.00) as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

The meeting was adjourned at 6:45 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**SPECIAL MEETING
STURGIS HOUSING DEVELOPMENT CORPORATION
WEDNESDAY, APRIL 23, 2025
WIESLOCH RAUM – CITY HALL**

President Andrew Kuk called the meeting to order at 6:48 p.m.

Directors Present: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Bir, Perez, Kuk
Directors Absent: None

Moved by Dir. Harrington and seconded by Dir. Abbs to go into Closed Session to discuss the potential purchase of property.

Voting yea: Mullins, Boring, Moyer, Smith, Harrington, Abbs, Miller, Bir, Perez, Bir, Kuk

Voting nay: None

MOTION CARRIED

Meeting recessed at 6:50 p.m.

Meeting reconvened at 7:00 p.m.

Mr. Kuk adjourned the SHDC meeting at 7:00 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

WORK SESSION - STURGIS CITY COMMISSION
WEDNESDAY, MAY 14, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 5:30 p.m.

Commissioners present: Mullins, Boring, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir,
Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, City Clerk

The City Commission interviewed Justin Wickey for the 2nd Precinct Commissioner vacancy.

The City Commission discussed the process and the qualifications of Mr. Wickey.

The meeting was adjourned at 5:50 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, MAY 14, 2025
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Harrington.

Commissioners present: Mullins, Boring, Smith, Harrington, Abbs, Miller, Vice-Mayor Bir, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Public Services Director, City Engineer, Electric Department Superintendent, City Clerk

City Controller Holly Keyser and Joe Verlin, Gabridge and Associates, provided detailed information on the financial statements for fiscal year 2024. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to approve the agenda as presented with the addition of Item 10J, discussion of Commissioner appointment.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of May 14, 2025 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the April 23, 2025 regular meeting as presented.

B. Pay Bills

AUTHORIZE the payment of the City bills in the amount of \$2,509,170.93 as presented.

C. Memorial Day Parade

APPROVE the 2025 Memorial Day Parade as presented.

D. Sturgis Historical Society Cemetery Tours

APPROVE the Sturgis Historical Society Cemetery Tours as presented.

E. Fireworks Approvals

AUTHORIZE Deputy Public Safety Director – Fire Division Andrew Strudwick or his designated representative to complete all necessary permit reviews and SIGN all necessary documents for a community fireworks display.

APPROVE closure of West Lafayette Street and temporary no parking on North Centerville Rd. as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

City Manager Andrew Kuk provided information on the requests for a Jam for JB at Free Church Park. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the request for use of Free Church Park for “A Jam for JB” on Saturday, June 7th from 4:00 pm-9:00 pm as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

City Manager Andrew Kuk and Rosanna Eicher provided information on the requests for a Jesus March at Free Church Park. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve Rosanna Eicher’s request to host a Jesus March at Free Church Park on Sunday, June 22nd from 3:00 pm to 11:00 pm as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

Kari Hatt, Sturgis Area Chamber of Commerce Executive Director, provided details on Sturgis Fest activities and requests for the City. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the requests for Sturgis Fest 2025 as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

City Engineer Barry Cox provided information on 2025 Street Rehabilitation Project and the necessary engineering. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve Amendment #7 to the Professional Services Agreement with Fleis and Vandenbrink Engineering, Inc. in the amount of seventy thousand, nine hundred dollars (\$70,900.00) for preliminary design, final design, and bidding services on the 2025 Street Rehabilitation Project.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided information on the bids a 69kV circuit breaker for a new substation. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the purchase of one 69kV circuit breaker from CSI Utility Sales in the amount of one hundred and two thousand, two hundred and fifteen dollars (\$102,215.00) and not-to-exceed a total of one hundred seven thousand, two hundred and fifteen dollars (\$107,215.00) with cost adjustments as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

Electric Department Superintendent Chris McArthur provided information on two new trucks for the department. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the purchase of an AT48 Small Chassis Bucket Truck from Altec in an amount not-to-exceed two hundred twenty-five thousand dollars (\$225,000.00) as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the purchase of an DH50E Dual Axel Digger/Derrick from Altec in an amount not-to-exceed four hundred fifty thousand dollars (\$450,000.00) as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

DPS Director Tom Sikorski provided information on the Michigan Avenue Pump Station Replacement. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the construction phase for Michigan Avenue Pump Station Replacement as identified in Exhibit C to the DBIA agreement with F&V Construction as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

DPS Director Tom Sikorski provided details on the refurbishment of two dump trucks. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the refurbishment of two dump trucks by Viking Cives as presented in the amount of two hundred and two thousand, four hundred and eleven dollars and twenty-seven cents (\$202,411.27) each and not-to-exceed a total of two hundred and twelve thousand, four hundred and eleven dollars and twenty-seven cents (\$212,411.27) each with cost adjustments as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

City Manager Andrew Kuk provided information on an addendum to a purchase agreement for a City owned parcel with Habitat for Humanity. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the First Addendum to the Real Estate and Purchase Agreement with Habitat for Humanity, St. Joseph County as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

The City Commission had discussion on the vacancy for the 2nd Precinct Commissioner and the qualifications of applicant Justin Wickey.

Moved by Comm. Abbs and seconded by Comm. Smith to appoint Justin Wickey as 2nd Precinct Commissioner, effective May 28, 2025, to fill the unexpired term of Rodger Moyer.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

City Manager Andrew Kuk provided information on the request for use of part of lot 7 by Layered for a car show. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the downtown car show for Layered in lot 7 on May 31st from 5pm-8pm

Voting yea: Eight

Voting nay: None

MOTION CARRIED

The meeting was adjourned at 7:45 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer